

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

PARKING COMPARISON

PROPERTY	TOTAL UNITS	PARKING RATIO
Maryland Pkwy. & Pyle	582	1.8
Rainbow & Robindale	578	1.9
Rainbow & Robindale Phase II	472	1.8
Southern Highlands	584	1.9

Submitted at Planning Commission

Date 12/21/06 Item 17 + 18

BELMONT

Parking Ratios

1. Parking required: per unit (by Ordinance): 1: 1.79

[REDACTED]

3. Parking required: per bedroom (by Ordinance): 1: 1.05

4. Parking provided: per bedroom (includes all garages, covered & uncovered stalls): 1: 1.05

5. Direct access garage parking provided: per unit 1: N/A

6. Direct access garage parking provided: per bedroom 1: N/A

7. Detached garage parking provided: per unit 1: 0.24

8. Detached garage parking provided: per bedroom 1: 0.14

1 Bedroom units =	130	=	130	Bedrooms
2 Bedroom units =	178	=	356	Bedrooms
3 Bedroom units =	32	=	96	Bedrooms
TOTAL UNITS =	340	=	582	TOTAL BEDROOMS

Required parking = 609
 Provided parking = 614 (Includes 0 direct access & 83 detached garages)

Direct Access Garage Units:

8 B4A, 8 B4B, 8 B4C (all 2 bedroom units) =	<u>0</u>	units	<u>0</u>	bedrooms
8 Loft (all 2 bedroom units) =	<u>0</u>	units	<u>0</u>	bedrooms
	<u>0</u>	TOTAL	<u>0</u>	TOTAL

Detached Garage Units: 340 units 582 bedrooms

1. 609 / 340 =	1.791176
2. 614 / 340 =	1.805882
3. 609 / 582 =	1.046392
4. 614 / 582 =	1.054983
5. 00 / 00 =	N/A
6. 00 / 00 =	N/A
7. 83 / 340 =	0.244118
8. 83 / 582 =	0.142612

BOULDERS

Parking Ratios

1. Parking required: per unit (by Ordinance): 1: 1.73

3. Parking required: per bedroom (by Ordinance): 1: 1.06

4. Parking provided: per bedroom (includes all garages, covered & uncovered stalls): 1: 1.06

5. Direct access garage parking provided: per unit 1: N/A

6. Direct access garage parking provided: per bedroom 1: N/A

7. Detached garage parking provided: per unit 1: 0.21

8. Detached garage parking provided: per bedroom 1: 0.12

1 Bedroom units =	<u>160</u>	=	<u>160</u>	Bedrooms
2 Bedroom units =	<u>192</u>	=	<u>384</u>	Bedrooms
3 Bedroom units =	<u>32</u>	=	<u>96</u>	Bedrooms
TOTAL UNITS =	<u>384</u>	=	<u>640</u>	TOTAL BEDROOMS

Required parking = 664
 Provided parking = 681 (Includes 0 direct access & 79 detached garages)

Direct Access Garage Units:

8 B4A, 8 B4B, 8 B4C (all 2 bedroom units) =	<u>0</u> units	<u>0</u> bedrooms
8 Loft (all 2 bedroom units) =	<u>0</u> units	<u>0</u> bedrooms
	<u>0</u> TOTAL	<u>0</u> TOTAL

Detached Garage Units:

<u>384</u> units	<u>640</u> bedrooms
------------------	---------------------

1. 664 / 384 =	1.729167
2. 681 / 384 =	1.773438
3. 664 / 640 =	1.0375
4. 681 / 640 =	1.064063
5. 00 / 00 =	N/A
6. 00 / 00 =	N/A
7. 79 / 384 =	0.205729
8. 79 / 640 =	0.123438

RAINBOW & ROBINDALE

Parking Ratios

1. Parking required: per unit (by Ordinance):	1: 1.56
2. Parking provided: per unit (includes all garages, covered & uncovered stalls):	1: 1.00
3. Parking required: per bedroom (by Ordinance):	1: 0.97
4. Parking provided: per bedroom (includes all garages, covered & uncovered stalls):	1: 1.19
5. Direct access garage parking provided: per unit	1: 2
6. Direct access garage parking provided: per bedroom	1: 1
7. Detached garage parking provided: per unit	1: 0.14
8. Detached garage parking provided: per bedroom	1: 0.09

1 Bedroom units =	156	=	156	Bedrooms
2 Bedroom units =	187	=	374	Bedrooms
3 Bedroom units =	16	=	48	Bedrooms
TOTAL UNITS =	359	=	578	TOTAL BEDROOMS

Required parking =	559	
Provided parking =	685	(Includes 14 direct access & 51 detached garages)

Direct Access Garage Units:

7 Loft (all 2 bedroom units) =	7 units	14 bedrooms
	7 TOTAL	14 TOTAL

Detached Garage Units:

352 units	564 bedrooms
-----------	--------------

1. 559 / 359 =	1.557103
2. 685 / 359 =	1.908078
3. 559 / 578 =	0.967128
4. 685 / 578 =	1.185121
5. 14 / 7 =	2
6. 14 / 14 =	1
7. 51 / 352 =	0.144886
8. 51 / 564 =	0.090426

RAINBOW & ROBINDALE PHASE II

Parking Ratios

1. Parking required: per unit (by Ordinance):	1: 1.78
2. [REDACTED]	[REDACTED]
3. Parking required: per bedroom (by Ordinance):	1: 1.09
4. Parking provided: per bedroom (includes all garages, covered & uncovered stalls):	1: 1.15
5. Direct access garage parking provided: per unit	1: 1.64
6. Direct access garage parking provided: per bedroom	1: 1.00
7. Detached garage parking provided: per unit	1: 0.11
8. Detached garage parking provided: per bedroom	1: 0.07

1 Bedroom units =	<u>136</u>	=	<u>136</u>	Bedrooms
2 Bedroom units =	<u>126</u>	=	<u>252</u>	Bedrooms
3 Bedroom units =	<u>28</u>	=	<u>84</u>	Bedrooms
TOTAL UNITS =	<u>290</u>	=	<u>472</u>	TOTAL BEDROOMS

Required parking =	<u>516</u>	
Provided parking =	<u>542</u>	(Includes <u>36</u> direct access spaces & <u>30</u> detached garage spaces. Maint. counts as <u>2</u> garage spaces.)
		(Detached garage spaces include <u> </u> oversized)

Direct Access Garage Units:

10 Loft (1 bedroom units) =	<u>10</u> units	<u>10</u> bedrooms
4 B1U (2 bedroom units) =	<u>4</u> units	<u>8</u> bedrooms
2 C1L (2 bedroom units) =	<u>2</u> units	<u>4</u> bedrooms
4 C2U (2 bedroom units) =	<u>4</u> units	<u>8</u> bedrooms
2 D1L (3 bedroom units) =	<u>2</u> units	<u>6</u> bedrooms
	<u>22</u> TOTAL	<u>36</u> TOTAL

Detached Garage Units:

<u>268</u> units	<u>436</u> bedrooms
------------------	---------------------

1. 516 / 290 =	1.77931
2. 542 / 290 =	1.868966
3. 516 / 462 =	1.09322
4. 542 / 462 =	1.148305
5. 36 / 22 =	1.636364
6. 36 / 36 =	1
7. 60 / 268 =	0.11194
8. 30 / 426 =	0.068807

Per plans dated 10/22/03

SOUTHERN HIGHLANDS

Parking Ratios

1. Parking required: per unit (by Ordinance):	1: 1.74
2. Parking provided: per unit (includes all garages, covered & uncovered stalls):	
3. Parking required: per bedroom (by Ordinance):	1: 1.01
4. Parking provided: per bedroom (includes all garages, covered & uncovered stalls):	1: 1.12
5. Direct access garage parking provided: per unit	1: 1.25
6. Direct access garage parking provided: per bedroom	1: 0.63
7. Detached garage parking provided: per unit	1: 0.10
8. Detached garage parking provided: per bedroom	1: 0.06

1 Bedroom units =	<u>128</u>	=	<u>128</u>	Bedrooms
2 Bedroom units =	<u>180</u>	=	<u>360</u>	Bedrooms
3 Bedroom units =	<u>32</u>	=	<u>96</u>	Bedrooms
TOTAL UNITS =	<u>340</u>	=	<u>584</u>	TOTAL BEDROOMS

Required parking =	<u>591</u>	
Provided parking =	<u>652</u>	(Includes <u>40</u> direct access & <u>30</u> detached garages)

Direct Access Garage Units:

8 B4A, 8 B4B, 8 B4C (all 2 bedroom units) =	<u>24</u> units	<u>48</u> bedrooms
8 Loft (all 2 bedroom units) =	<u>8</u> units	<u>16</u> bedrooms
	<u>32</u> TOTAL	<u>64</u> TOTAL

Detached Garage Units:	<u>308</u> units	<u>520</u> bedrooms
------------------------	------------------	---------------------

1. 591 / 340 =	1.738235
2. 652 / 340 =	1.917647
3. 591 / 584 =	1.011986
4. 652 / 584 =	1.116438
5. 40 / 32 =	1.25
6. 40 / 64 =	0.625
7. 30 / 308 =	0.097403
8. 30 / 520 =	0.057692